

# Metropolitan Building Activity Report

## SECOND QUARTER 2019

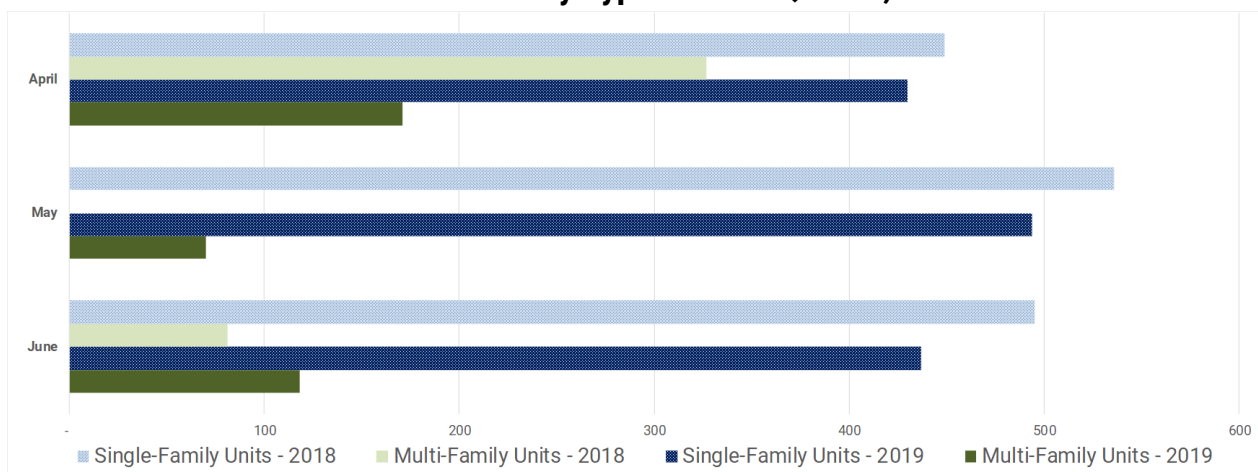
a BMC Publication



In the second quarter of 2019, the number of residential units permitted in the Baltimore region decreased by 8.9 percent from the second quarter of 2018. Year-to-date, residential units permitted declined by 12.7 percent when compared to the same time period from the previous year. Within the quarter, the most single-family unit permits were issued in May (494 units), while April experienced the highest number of multi-family (171 units) and the highest regional total permit activity (601 units.)

**Single-family** homes permitted in the quarter decreased by 8.0 percent when compared to the second quarter of 2018. Anne Arundel County led the region with 579 new single-family units, followed by Baltimore County and Howard County with 239 units and 211 units, respectively. A total of 359 **multi-family** units were authorized during the second quarter of 2019. Nearly half of these multi-family units (176 units) were permitted for **mixed-use** buildings.

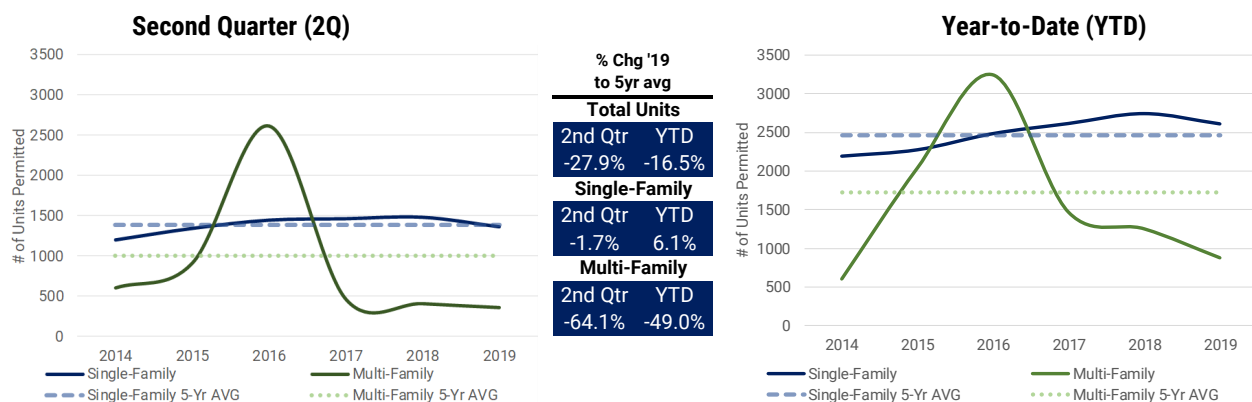
### Exhibit 1. Permitted Residential Units by Type: Second Quarter, 2018 & 2019



Source: Building Permits Database System at Baltimore Metropolitan Council

The number of total units permitted in both the second quarter and the year-to-date time periods of 2019 fell below their respective 2014-2018 five-year averages (as noted in Exhibit 2). The number of **single-family** units permitted was 1.7 percent below the five-year average for the quarter, and 6.1 percent above the five-year year-to-date average. **Multi-family** units permitted were 64.1 percent below the five-year average during the second quarter and the year-to-date total was 49.0 percent below the five-year average.

### Exhibit 2. Residential Units by Type: Second Quarter & Year-to-Date, 2014-2019



Source: Building Permits Database System at Baltimore Metropolitan Council

At the national level, the annual rate of single-family unit permits issued in June 2019 stood at 813,000 according to preliminary estimates by the U.S. Department of Commerce. This figure is nearly equal to the May 2019 rate, and 4.7 percent below the June 2018 total. Multi-family units were permitted at an annual rate of 360,000 in June, a figure that is 20.7 percent less than May 2019's rate and 13.3 percent below the June 2018 figure. Total residential units for June 2019 were permitted at an annual rate of 1,220,000. The total number of residential units was 6.1 percent below the revised May 2019 rate of 1,299,000, and 6.6 percent below the June 2018 estimate of 1,306,000.<sup>1</sup>

*Year-to-date* in 2019, the Baltimore-Columbia-Towson **Metropolitan Statistical Area** (MSA) ranked 36th (3,707 units) in terms of the number of new residential units permitted among all MSAs in the country, a rank that is equal to that of 2018.<sup>2,3</sup> For the month of June of 2019, the Baltimore-Columbia-Towson MSA ranked 42<sup>nd</sup> (585 units) in terms of new residential units permitted among all MSAs in the country, up from 43<sup>rd</sup> (591 units) in 2018.<sup>4,5</sup>

According to Metropolitan Regional Information Systems, a real estate information service covering the greater Baltimore Metropolitan Region, home sales in the Baltimore Region were reported at 3,881 units in June 2019, a figure that is 8.3 percent below the June 2018 total. Over the same time period, the average sales price of homes increased 7.4 percent, to \$347,595.<sup>6</sup>

The **value of residential remodeling activity (AARs)** in the second quarter is estimated at \$123.0 million, a figure that's 16.1 percent below the 2018 AAR value. Baltimore City led all jurisdictions by issuing residential AAR permits valued at \$40.6 million, after experiencing a 21.8 percent decrease from the previous year. Ranking second, Baltimore County permitted \$29.5 million in residential AARs marking a 12.6 percent decrease in value when compared to 2018. Anne Arundel County ranked third in terms of residential AAR permitted with \$27.8 million, a decrease of 12.0 percent from the previous year.

The **value of new non-residential construction** decreased by 20.1 percent from the second quarter of 2018, but was up 21.4 percent year-to-date. Baltimore County had the highest value of new non-residential construction permits, authorizing \$193.5 million (78.8 percent of the \$245.4 million regional total ). Anne Arundel County had the second highest permitted value with \$17.5 million, followed by Baltimore City with \$17.3 million authorized.

Three permits issued are tied for the highest value new non-residential construction permit during the second quarter of 2019. In the Columbia area of Howard County, a new office building valued at \$40.0 million was authorized. In Baltimore County, a pair public elementary schools (Colgate Elementary in the Dundalk area and Chadwick Elementary in the Security area) were permitted for \$40.0 million per school.

Other significant new non-residential projects issued this quarter are listed in Table 1a:

**Table 1a. Region's Most Significant New Non-Residential Construction Projects – Second Quarter 2019**

Amount	Jurisdiction	Location	Description	Owner Name
\$ 40,000,000	Howard	Columbia	Const New Office Building w/Fountain - Merriweather Crescent	The Howard Research & Dev. Corp.
\$ 40,000,000	Baltimore	Dundalk/Turners Station	Construct 3-Sty School - Colgate Elementary School	Board of Education Baltimore Co
\$ 40,000,000	Baltimore	Security	Demo/Rplc, Const 2-Sty Elementary School - Chadwick Elementary	Board of Education Baltimore Co
\$ 35,000,000	Baltimore	Edgemere	Const Warehouse Distribution Center	Tradeport Atlantic LLC
\$ 16,500,000	Baltimore	Chestnut Ridge	Const 3-Sty School Building - St. Paul's School	Boys School of St Paul Parish
\$ 16,025,948	Anne Arundel	Broadneck	Const New 3-Sty GSF Health & Life Science Higher Learning Building	Anne Arundel Community College
\$ 13,000,000	Baltimore City	East Baltimore	Const New 8-Sty 140-Room Hotel	Baltimore Fallspring Spring, LLC
\$ 12,435,997	Baltimore City	Cherry Hill	Const New Bldg Baltimore City Animal Shelter	Mayor & City Council Baltimore City
\$ 10,000,000	Baltimore	Towson/Loch Raven	Const 12-Sty 220-Room Hotel w/ Restaurant	GGCAL Towson Row LLC
\$ 9,570,647	Baltimore	Sparks	Const 4-Story, 26-Unit Independent Living Facility w/Garage	Broadmead Inc
\$ 9,534,469	Baltimore	Sparks	Const 4-Story, 26-Unit Independent Living Facility w/Garage	Broadmead Inc
\$ 9,400,000	Baltimore	Randallstown	Const 4-Sty Hotel, 101-Rooms w/Pool	Howard Hospitality Inc
\$ 8,350,000	Howard	Laurel	Const New Shell Building - MD Wholesale Food Center	LIT/MRPI Jessup Owner LLC
\$ 6,000,000	Harford	Aberdeen/Havre De Grace	Const New 4-Sty Fairfield Inn & Suites Hotel	Aberdeen Hotel Group LLC
\$ 5,700,000	Baltimore	Perry Hall/White Marsh	Const 1-Sty Office/Wharehouse	5300 Nottingham Road LLC
\$ 5,700,000	Baltimore	Perry Hall/White Marsh	Const 1-Sty Office/Wharehouse	5300 Nottingham Road LLC
\$ 4,489,279	Anne Arundel	Linthicum	Const New 1-Sty Storage Building	CIVFV-Md1Mo1 LLC
\$ 4,000,000	Baltimore	Edgemere	Const New 1-Sty Greenhouse - Tradeport Atlantic	Tradeport Atlantic LLC
\$ 4,000,000	Harford	Aberdeen/Havre De Grace	Const New Church Building - Mount Zion Baptist Church	Mt Zion Baptist Church

Source: Building Permits Database System at Baltimore Metropolitan Council

The **value of non-residential additions, alterations, and repairs (AARs)** permitted in the second quarter of 2019 experienced an increase of 134.5 percent from 2018, with a total of \$789.1 million. The leading jurisdictions in this category were Howard County, Baltimore County, and Baltimore City with authorizations valued at \$446.2 million, \$137.3 million, and \$134.0 million, respectively.

The most significant non-residential AAR project permitted during the second quarter was for renovations to a warehouse facility located in the Elkridge area of Howard County for \$250.0 million. Renovations have been permitted in an office building located in the Columbia area of Howard County for \$160.0 million. In the Hampden area of Baltimore City, a 5-story expansion was permitted at the Roland Park Place Independent Living facility for \$39.5 million. Several of the region's most significant non-residential AAR projects issued this quarter are listed in Table 1b:

**Table 1b. Region's Most Significant Non-Residential AARs – Second Quarter 2019**

Amount	Jurisdiction	Location	Description	Owner Name
\$ 250,000,000	Howard	Elkridge	Int Alts (Renov - Verano Brands)	Gaulin Properties LLC
\$ 160,000,000	Howard	Columbia	Int Alts (Fit-Out/ Renov Office - IDX Baltimore)	Gateway A 74 & A 76 LLC
\$ 39,500,000	Baltimore City	Hampden	Alt (5-Sty Independent Living Expansion w/3-Sty Garage - Rolad Park Place)	Roland Park Place, Inc.
\$ 18,000,000	Baltimore City	Forest Park	Alts (Const Basketball Court, New Recreation Center, Indoor Swimming Pool, Splash Pad, Playground, Parking - Cahill Recreation Center)	Mayor & City Council
\$ 17,669,623	Baltimore	Sparks	Alts (Fit-Out Wellness Center, Pool Enclosure/Equipment)	Broadmead Inc
\$ 13,000,000	Baltimore City	Carroll Park	Int Alts (Renov Biomedical Manufacturing Facility)	Chesapeake Biological Laboratory
\$ 12,000,000	Baltimore	Towson/Loch Raven	Alts (Instl Wet/Dry Spinkler Sys 8-Sty Student Housing, Retail, Garage)	GGCAL Towson Row LLC
\$ 9,000,000	Baltimore City	Roland Park	Alts (Renov Pre-Fab Pump Enclosure, Tie Ins, Pad Generator)	Bryn Mawr School for Girls
\$ 8,500,000	Baltimore	Cockeysville/Timonium	Int Alts (Renov Office Suite, Ceiling, HVAC, ADA, Restrooms, Fixtures)	Villa Maria Inc
\$ 7,495,891	Anne Arundel	Crofton	Alts (Renov 6 Classroom, Security - Crofton Wood Elementary School)	Anne Arundel County BD of ED
\$ 7,000,000	Baltimore City	Metro Center	Int Alts (Renov Partitions, Ceilings, Finishes, Mechanical, Electrical, Plumbing)	100 East Pratt St. Ventures LLC
\$ 6,694,152	Baltimore City	Canton	Alt (Renov Office, Façade, Plumbing, Electrical, Mechanical, Warehouse)	EWA Holabird 5300 Owner LLC
\$ 6,000,000	Baltimore	Towson/Loch Raven	Grade - Hospital	University of Maryland St Joseph's
\$ 5,926,738	Anne Arundel	Severna Park	Alts (Add 7-Sty Parking Garage Extension)	North Arundel Hosp Assoc Inc
\$ 5,143,519	Anne Arundel	Jessup/Severn	Alts (Fit-Out Industrial Space)	Harmans Road Assoc LLC
\$ 5,000,000	Baltimore	Greenspring Valley	Int Alts (Renov Partitions, Ceiling, Tile, Grid, HVAC)	Garrison Forest School
\$ 4,500,000	Anne Arundel	Jessup/Severn	Alts (Fit-Out Restaurant, Patio Space)	Arundel Mills Ltd Ptnshp
\$ 4,000,000	Baltimore	Perry Hall/White Marsh	Alts (Renov Partitions, Ceiling, HVAC, Façade, Restroom, Kitchen)	Sandelman Sanford Trustee
\$ 4,000,000	Baltimore	Sparks	Int Alts (Renov Partitions, HVAC, Ceiling, Strs, Fixtures, Finishes, Doors)	Becton Dickinson And Company
\$ 4,000,000	Baltimore	Dundalk/Turners Station	Grade/SWM Future School - Colgate Elementary Site	Board of Education Baltimore Co

Source: Building Permits Database System at Baltimore Metropolitan Council

Three **mixed-used projects** were permitted during the second quarter of 2019 for a combined 176-units. Phase one of the Somerset mixed-use development located in East Baltimore was authorized for \$19.6 million. This project, located in East Baltimore project is the largest mixed-use project permitted during the second quarter, and it includes 104 residential units distributed across 3-stories with ground floor retail. The projects listed in the table below are the first mixed-use projects authorized during 2019.

**Table 1c. Region's Mixed-Use Projects – Second Quarter 2019**

Amount	Jurisdiction	Location	Unit Count	Description	Development	Owner Name
\$ 19,600,000	Baltimore City	East Baltimore	104	Const 4-Sty 104 Unit Apt Bldg w/ Parking, Ground Floor Retail	Somerset I	1234 Mcelderry LLC
\$ 15,000,000	Baltimore City	Govans/Northwood	70	Const 3-Sty 70 Unit Apt Bldg above 2-Sty of Commercial	Village Center at Stadium Place	Stadium Place, Inc
\$ 300,000	Howard	Ellicott City	2	Const 2-Sty 2-Unit Residential Section of Mixed-Use Bldg 3	Demirel Plaza	VELI Demirel
\$ 300,000	Howard	Ellicott City	-	Const 2-Sty Commercial Section of Mixed-Use Bldg 3	Demirel Plaza	VELI Demirel

Source: Building Permits Database System at Baltimore Metropolitan Council

## Appendix

### Table 1d. Residential Construction Activity—June 2019

	Single-Family Units				Multi-Family Units				Total Units			
	June 2018	June 2019	YTD 2018	YTD 2019	June 2018	June 2019	YTD 2018	YTD 2019	June 2018	June 2019	YTD 2018	YTD 2019
Anne Arundel	216	198	1,149	1,035	36	0	36	429	252	198	1,185	1,464
Annapolis*	(1)	(2)	(38)	(24)	0	0	0	0	(1)	(2)	(38)	(24)
Baltimore City	7	0	41	74	45	116	333	186	52	116	374	260
Baltimore	102	94	565	485	0	0	529	192	102	94	1,094	677
Carroll	26	32	152	203	0	0	0	12	26	32	152	215
Harford	75	57	357	367	0	0	0	57	75	57	357	424
Howard	69	56	483	448	16	2	354	2	85	58	837	450
<b>Region</b>	<b>495</b>	<b>437</b>	<b>2,747</b>	<b>2,612</b>	<b>97</b>	<b>118</b>	<b>1,252</b>	<b>878</b>	<b>592</b>	<b>555</b>	<b>3,999</b>	<b>3,490</b>
Regional Change 2018-2019		(58)		(135)		21		(374)		(37)		(509)
As a Percent		-11.7%		-4.9%		21.6%		-29.9%		-6.3%		-12.7%

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	June 2018	June 2019	YTD 2018	YTD 2019	June 2018	June 2019	YTD 2018	YTD 2019	June 2018	June 2019	YTD 2018	YTD 2019
Anne Arundel	234	178	1,310	1,152	53,659	33,780	210,602	241,287	8,372	6,682	55,556	52,215
Annapolis*	(34)	0	(158)	(101)	(165)	647	(6,514)	4,854	(1,560)	0	(10,039)	(8,306)
Baltimore City	120	105	660	586	10,228	950	39,547	11,385	28,684	28,988	88,854	61,842
Baltimore	179	180	932	943	27,719	19,260	135,774	131,378	10,270	9,846	52,233	51,515
Carroll	88	86	514	479	7,504	7,352	41,546	49,420	3,601	2,673	18,505	15,972
Harford	10	3	34	64	16,550	12,866	75,452	95,439	233	109	1,349	2,553
Howard	148	150	718	727	21,172	12,784	174,468	105,771	6,628	5,588	31,164	25,020
<b>Region</b>	<b>779</b>	<b>702</b>	<b>4,168</b>	<b>3,951</b>	<b>136,832</b>	<b>86,992</b>	<b>677,389</b>	<b>634,680</b>	<b>57,788</b>	<b>53,886</b>	<b>247,661</b>	<b>209,117</b>
Regional Change 2018-2019		-77		-217		(49,840)		(42,709)		(3,902)		(38,544)
As a Percent		-9.9%		-5.2%		-36.4%		-6.3%		-6.8%		-15.6%

### Table 1e. Non-Residential Construction Activity—June 2019

	Number of AAR Permits**				Value of New Non-Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	June 2018	June 2019	YTD 2018	YTD 2019	June 2018	June 2019	YTD 2018	YTD 2019	June 2018	June 2019	YTD 2018	YTD 2019
Anne Arundel	138	121	742	693	18,397	16,304	80,491	30,654	24,756	24,934	121,103	95,700
Annapolis*	(7)	-2	(69)	-85	0	-	(6,120)	(1,328)	(1,056)	(800)	(10,229)	(10,900)
Baltimore City	78	81	416	392	28,000	-	51,417	50,611	42,061	35,037	234,602	368,217
Baltimore	149	158	898	890	0	32,450	74,916	247,694	28,472	36,457	184,836	292,393
Carroll	10	20	76	108	2,500	-	12,593	5,317	2,612	3,293	32,402	33,047
Harford	5	2	21	12	0	-	97,395	27,486	344	60	2,045	2,116
Howard	62	57	277	228	0	-	132,735	183,800	16,199	11,673	122,825	477,534
<b>Region</b>	<b>442</b>	<b>439</b>	<b>2,430</b>	<b>2323</b>	<b>48,897</b>	<b>48,754</b>	<b>449,547</b>	<b>545,562</b>	<b>114,444</b>	<b>111,454</b>	<b>697,813</b>	<b>1,269,007</b>
Regional Change 2018-2019		-3		-107		-143		96,015		(2,990)		571,194
As a Percent		-0.7%		-4.4%		-0.3%		21.4%		-2.6%		81.9%

### Table 1f. Mixed-Use Construction Activity—June 2019

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	June 2018	June 2019	YTD 2018	YTD 2019	June 2018	June 2019	YTD 2018	YTD 2019
Anne Arundel	0	0	0	0	0	0	0	0
Annapolis*	0	0	0	0	0	0	0	0
Baltimore City	16	104	80	174	4,637	19,600	10,637	34,600
Baltimore	0	0	371	0	0	0	85,000	0
Carroll	0	0	0	0	0	0	0	0
Harford	0	0	0	0	0	0	0	0
Howard	0	2	0	2	0	600	0	600
<b>Region</b>	<b>16</b>	<b>106</b>	<b>451</b>	<b>176</b>	<b>4,637</b>	<b>20,200</b>	<b>95,637</b>	<b>35,200</b>
Regional Change 2018-2019		90		-275		15,563		(60,437)
As a Percent		562.5%		-61.0%		335.6%		-63.2%

\* Annapolis data are included in Anne Arundel totals.  
 \*\* AAR data is tabulated for permits valued over \$10,000.  
 Note: Residential units in mixed-use permits are included in residential unit totals.  
 Value of mixed-use permits cannot be apportioned.  
 The values listed above are for all uses.  
 Source: BPDS at the Baltimore Metropolitan Council

Source: Building Permits Database System at Baltimore Metropolitan Council



**Table 2a. Building Permit Activity Second Quarter 2019—Permits Type By Jurisdiction**

	Second Quarter 2018						Second Quarter 2019					
	ANNE ARUNDEL	BALTIMORE CITY	BALTIMORE COUNTY	CARROLL COUNTY	HARFORD COUNTY	HOWARD COUNTY	ANNE ARUNDEL	BALTIMORE CITY	BALTIMORE COUNTY	CARROLL COUNTY	HARFORD COUNTY	HOWARD COUNTY
SINGLE-FAMILY UNITS	613	23	291	77	214	262	579	24	239	103	205	211
MULTI-FAMILY UNITS	36	253	103	0	0	16	159	186	-	12	-	2
TOTAL UNITS	649	276	394	77	214	278	738	210	239	115	205	213
VALUE OF NEW CONSTR - RESIDENTIAL	\$ 117,536	\$ 36,548	\$ 75,990	\$ 20,833	\$ 46,168	\$ 62,521	\$ 144,904	\$ 4,935	\$ 54,781	\$ 23,747	\$ 47,703	\$ 48,802
VALUE OF AAR - RESIDENTIAL	\$ 31,637	\$ 51,916	\$ 33,770	\$ 10,229	\$ 960	\$ 17,964	\$ 27,841	\$ 40,612	\$ 29,503	\$ 8,478	\$ 1,838	\$ 14,690
NUMBER OF AAR - RESIDENTIAL	754	341	542	293	21	441	644	298	572	278	48	442
VALUE OF NEW CONSTR - NON-RESIDENTIAL	\$ 51,534	\$ 40,065	\$ 64,870	\$ 7,175	\$ 14,895	\$ 128,500	\$ 17,511	\$ 17,336	\$ 193,524	\$ 1,717	\$ 7,000	\$ 8,350
VALUE OF AAR - NON-RESIDENTIAL	\$ 60,944	\$ 100,810	\$ 98,267	\$ 17,845	\$ 374	\$ 58,234	\$ 63,713	\$ 133,997	\$ 137,302	\$ 7,768	\$ 185	\$ 446,181
NUMBER OF AAR - NON-RESIDENTIAL	432	218	478	40	6	171	381	222	501	61	4	141

**Table 2b. Building Permit Activity Second Quarter 2019—Permits Type By Month**

	Second Quarter 2018					Second Quarter 2019				
	APR	MAY	JUN	TOTAL 2ND QTR	YTD 2018	APR	MAY	JUN	TOTAL 2ND QTR	YTD 2019
SINGLE-FAMILY UNITS	449	536	495	1,480	2,747	430	494	437	1,361	2,612
MULTI-FAMILY UNITS	327	-	81	408	1,252	171	70	118	359	878
TOTAL UNITS	776	536	576	1,888	3,999	601	564	555	1,720	3,490
VALUE OF NEW CONSTR - RESIDENTIAL	\$ 118,403	\$ 104,361	\$ 136,832	\$ 359,596	\$ 677,389	\$ 134,156	\$ 103,724	\$ 86,992	\$ 324,872	\$ 634,680
VALUE OF AAR - RESIDENTIAL	\$ 45,864	\$ 42,824	\$ 57,788	\$ 146,476	\$ 247,661	\$ 37,890	\$ 31,186	\$ 53,886	\$ 122,962	\$ 209,117
NUMBER OF AAR - RESIDENTIAL	779	834	779	2,392	4,168	784	796	702	2,282	3,951
VALUE OF NEW CONSTR - NON-RESIDENTIAL	\$ 184,054	\$ 74,088	\$ 48,897	\$ 307,039	\$ 449,548	\$ 88,333	\$ 108,351	\$ 48,754	\$ 245,438	\$ 545,563
VALUE OF AAR - NON-RESIDENTIAL	\$ 109,142	\$ 112,888	\$ 114,444	\$ 336,474	\$ 697,913	\$ 271,209	\$ 406,483	\$ 111,454	\$ 789,146	\$ 1,269,009
NUMBER OF AAR - NON-RESIDENTIAL	436	457	442	1,345	2,430	424	447	439	1,310	2,323

\*\* AAR data is tabulated for permits valued over \$10,000.

Note: Residential units in mixed-use permits are included in residential unit totals.

Value of mixed-use permits cannot be apportioned. The values listed above are for all uses.

Source: BPDs at the Baltimore Metropolitan Council

Source: Building Permits Database System at Baltimore Metropolitan Council

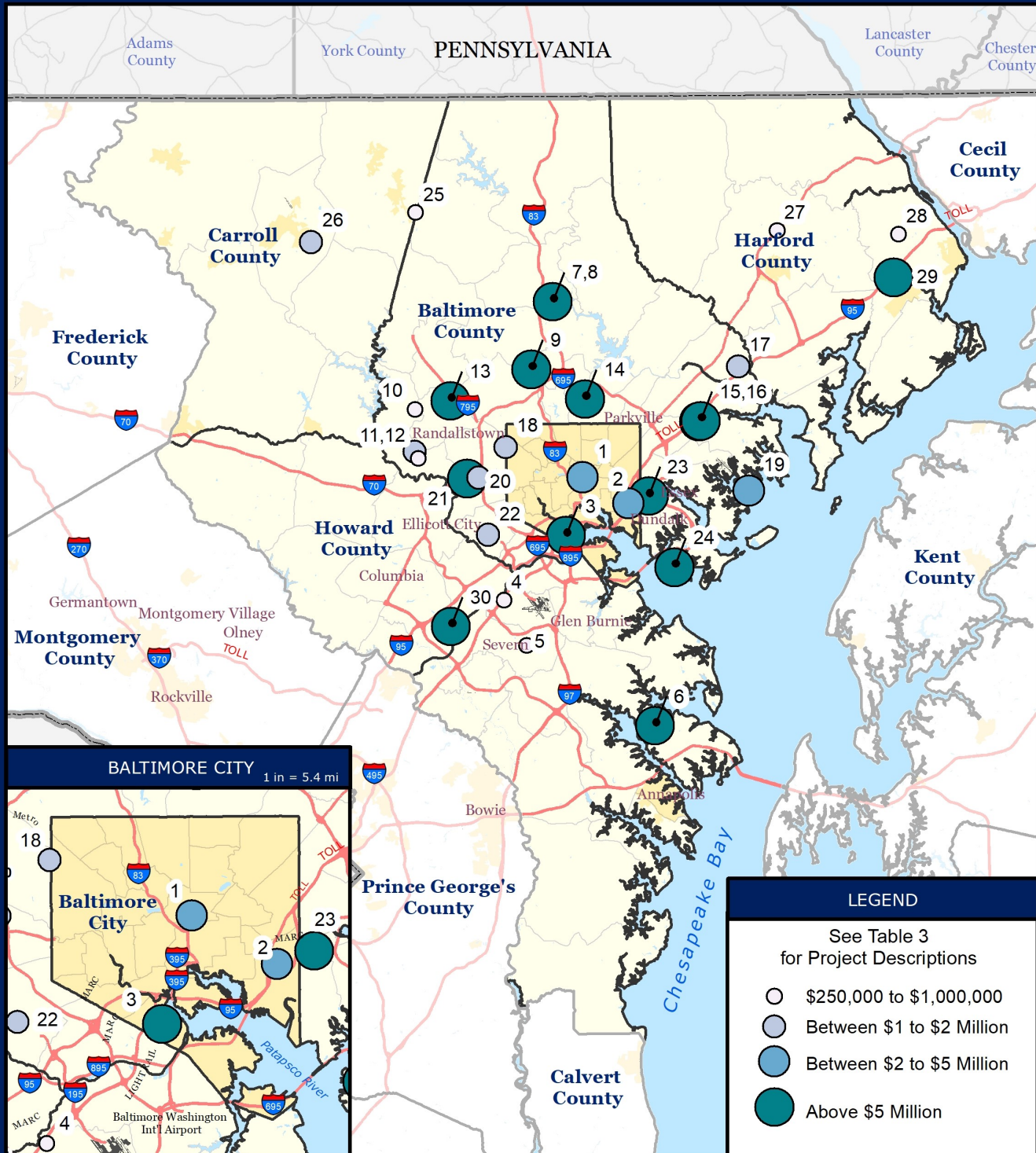
**Table 3. New Non-Residential Projects Valued at \$250,000 and Over, Second Quarter, 2019**

Jurisdiction	Rank	Location	RPD	Description	Owner Name	Sq Ft	Amount
Baltimore City	1	Waverly	111	Const New Gymnasium & Accessory Bldg - Mother Seton Academy	Mother Seton Academy	-	\$ 2,600,000
	2	Canton	121	Const New 1-Story Bldg w/Mezzanine	TRP-Mob 5601 Eastern LLC	-	\$ 2,300,000
	3	Cherry Hill	125	Const New Baltimore City Animal Shelter	Mayor & City Council	-	\$ 12,435,997
Anne Arundel	4	Brooklyn Park/Linthicum	201	New Fuel Canopy & Jacking Pit Over Pavement	Preston Bruce-PGN LLC	1,350	\$ 400,000
	5	Jessup/Severn	205	Const 1-Story Masonry Retail Bldg	Primax Property LLC	6,889	\$ 312,485
	6	Broadneck	213	Const New 3-Story GSF Health & Life Science Higher	Anne Arundel Community College	169,175	\$ 16,025,948
	7	Sparks	304	Const 4-Story, 26 Unit Independent Living Facility w/Garage	Broadmead Inc	-	\$ 9,534,469
	8	Sparks	304	Const 4-Story, 26 Unit Independent Living Facility w/Garage	Broadmead Inc	-	\$ 9,570,647
	9	Chestnut Ridge	307	Const 3-Story School Building - St. Pauls School	Boys School of St Paul Parish	-	\$ 16,500,000
	10	Harrisonville	311	Const Storage Facility	Little Roundtop Development LLC	-	\$ 250,000
	11	Harrisonville	311	Const Ground Mounted Community Solar 1.21MW - Summit Ridge Solar Farm	Neubauer Margaret Elizabeth	-	\$ 786,500
	12	Harrisonville	311	Const Ground Mounted Community Solar 2.63MW - Summit Ridge Solar Farm	Neubauer Margaret Elizabeth	-	\$ 1,709,500
	13	Randallstown	312	Const 4-Story Hotel, 101 Rooms w/Pool	Howard Hospitality Inc	-	\$ 9,400,000
	14	Towson/Loch Raven	315	Const 12-Story 220 Room Hotel w/ Restaurant	GGCAL Towson Row LLC	-	\$ 10,000,000
	15	Perry Hall/White Marsh	317	Const 1-Story Office/Wharehouse	5300 Nottingham Road LLC	-	\$ 5,700,000
	16	Perry Hall/White Marsh	317	Const 1-Story Office/Wharehouse	5300 Nottingham Road LLC	-	\$ 5,700,000
Baltimore	17	Kingsville	318	Const 1-Story School Bldg - St Stephen Catholic Church/School	St Stephen's Roman Catholic Co	-	\$ 1,500,000
	18	Liberty/Lochearn	319	Const 1-Story Church Event Center	New Psalmist Baptist Church	-	\$ 1,300,000
	19	Chase/Bowleys Quarters	322	Const Fixed Pier, Floating Docks, Wave Structures	Bowleys Quarters Condomarina I	-	\$ 3,700,000
	20	Security	323	Const 1-Story Office Bldg	Four Thousand Four Branch Aven	-	\$ 1,300,000
	21	Security	323	Const 2-Story Elementary School - Chadwick Elementary	Board of Education Baltimore Co.	-	\$ 40,000,000
	22	Catonsville	324	Const New 3-Sided CMU Wall Electrical Equipt	Board of Education Baltimore Co.	-	\$ 1,250,000
	23	Dundalk/Turners Station	329	Const 3-Story School - Colgate Elementary School	Board of Education Baltimore Co.	-	\$ 40,000,000
	24	Edgemere	331	Const Warehouse Distribution Center	Tradeport Atlantic LLC	-	\$ 35,000,000
	25	Manchester	402	Const 1-Story Pre-Manufactured Bldg - Hampstead W.W. T.P.	Carroll County Government	600	\$ 570,000
	26	Westminster	403	Const New Bldg - Mile One Heritage Honda	Car Mi MD Balt LLC	15,463	\$ 1,147,125
Harford	27	Bel Air/Fallston	503	Const New - Taco Bell	Jack Lane Investors LLC	2,753	\$ 300,000
	28	Aberdeen/Havre De Grace	504	Const New Farm Brewery	David Hopkins	3,328	\$ 600,000
	29	Aberdeen/Havre De Grace	504	Const New 4-Story Fairfield Inn & Suites Hotel	Aberdeen Hotel Group LLC	48,628	\$ 6,000,000
Howard	30	Laurel	607	Const New Shell - MD Wholesale Food Center	LIT/MRPI Jessup Owner LLC	-	\$ 8,350,000

Reference Exhibit 3 Map of New Non-Residential Projects Valued at \$250,000 and Over, Second Quarter, 2018

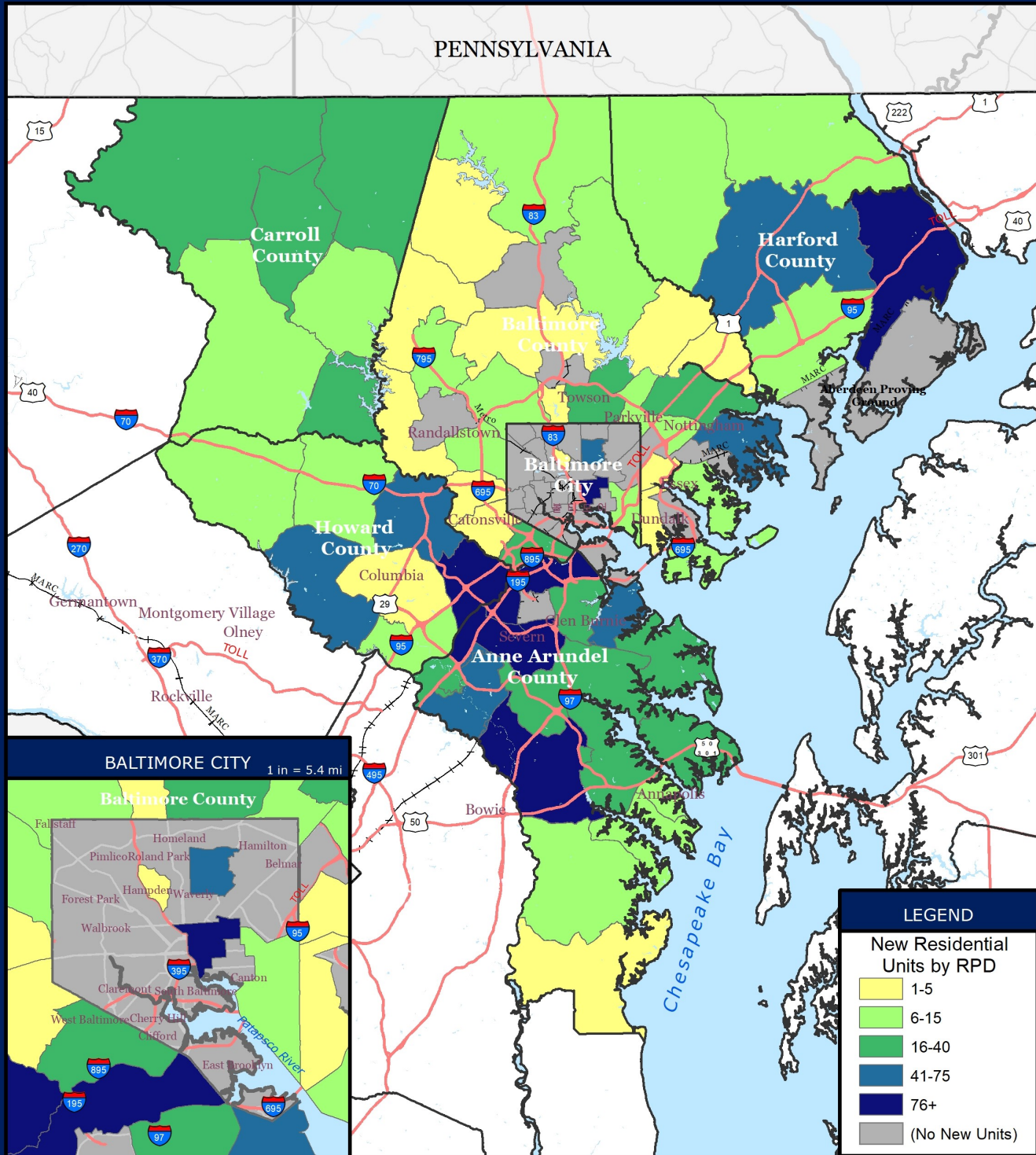
Source: Building Permits Database System at Baltimore Metropolitan Council

# Exhibit 3 New Non-Residential Projects Valued Over \$250,000 Baltimore Region, Second Quarter 2019





# Exhibit 4 Number of Permitted Residential Units by RPD Baltimore Region, Second Quarter 2019



**Baltimore Metropolitan Council**  
Offices @ McHenry Row  
1500 Whetstone Way, Suite 300  
Baltimore, MD 21230  
www.BaltoMetro.org

Prepared by  
Transportation Planning Division  
Projected Coordinate System - NAD 1983 State Plane (ft)  
Data Source - BMC, © NAVTEQ 2010, TIGER/Line®, MTA  
Printed - September 2019



1:633,600

0 10 Miles

1 in = 10 miles



## References

1. U.S. Census Bureau & U.S. Department of Housing and Urban Development. July 17, 2019. **"New Residential Construction in June 2019"**.
2. U.S. Census Bureau, *Table 3yu: New Privately Owned Housing Units Authorized, Unadjusted Units by Metropolitan Area—June 2019 Year-to-Date*, July, 2019.
3. U.S. Census Bureau, *Table 3yu: New Privately Owned Housing Units Authorized, Unadjusted Units by Metropolitan Area—June 2018 Year-to-Date*, July, 2018.
4. U.S. Census Bureau, *Table 3u: New Privately Owned Housing Units Authorized, Unadjusted Units by Metropolitan Area—June 2019*, July, 2019.
5. U.S. Census Bureau, *Table 3u: New Privately Owned Housing Units Authorized, Unadjusted Units by Metropolitan Area—June 2018*, July, 2018.
6. RealEstate Business Intelligence, LLC, Metropolitan Regional Information Systems, Inc. *Market Statistics-Detailed Report, Baltimore Metro, June 2019* September 25, 2018.

### Metropolitan Building Activity Report Baltimore Region Second Quarter 2019

**Produced by:**  
**Baltimore Metropolitan Council**  
Blake Fisher  
410.732.0500 ext. 1049  
bfisher@baltometro.org

For historic reports (1974-present), subscription to the online building permit database and any comments or questions about this report may be directed to Blake Fisher at 410.732.0500 ext. 1049



**BALTIMORE  
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COUNCIL**



1500 Whetstone Way, Suite 300, Baltimore, Maryland 21230

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